



June 11, 2014

Item No. 5

**AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH  
THE CITY OF CHICAGO DEPARTMENT OF ADMINISTRATIVE HEARINGS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an intergovernmental agreement with the City of Chicago Department of Administrative Hearings (DOAH). Under the terms of the proposed agreement, DOAH would provide the CHA with a monthly report of cases involving alleged City of Chicago Building Code violations.

The Deputy Chief Housing Officer of Housing Choice Voucher (HCV) and the Office of the General Counsel have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL**

PLAN FORWARD GOAL 3:

Expand services to more residents, targeted to their needs, and at critical milestones in their lives.

**FUNDING**

Not applicable; there is no cost to the CHA associated with this intergovernmental agreement.

**BACKGROUND**

One of the key priorities of the HCV program is to ensure that all HCV-subsidized units are safe and decent. To this end, HCV conducts annual inspections of all units subsidized through the program. The inspection criteria that HCV inspectors use are HUD's Housing Quality Standards (HQS), which differ in some ways from the Chicago Building Code.

Because the Chicago Building Code and HQS differ, an HCV property could fail an HQS inspection and pass a building code inspection (or vice versa). Currently, there is no process in place for HCV program administrators to receive routine notice of building code citations affecting HCV properties; HCV staff learns of these citations on a case-by-case basis. As such, HCV does not have a full understanding of how many and which HCV-subsidized buildings are cited for building code violations and what type of violations are being cited.

CHA's HCV program administration team seeks to begin routinely collecting information on building code violations from DOAH's case records in order to gain a better understanding of the extent of the issue and to determine if operational changes are needed to address the issue. As the designated administrative tribunal for building code violation cases, DOAH represents the City of Chicago's office of record for violation cases and their ultimate disposition, and DOAH's records

can be utilized to review the existence and nature of building code violation cases for a given property, as well as each case's status or disposition.

#### **OPERATIONAL IMPACT**

In the short-term, HCV will assess and analyze the DOAH data records and determine what, if any, changes need to be made to HCV inspection processes. Depending on the results of the analysis, a long-term impact might be that HCV would amend its inspection practices or adopt different inspection standards.

#### **RESIDENT AND OWNER IMPACT**

HCV anticipates little to no impact on residents and owners in the short term, while staff are analyzing the data and determining how to use this data to improve the inspection process. A potential long-term impact is that HCV residents and owners will benefit from better, more efficient inspection practices.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The Chief Housing Officer concurs with the recommendation to enter into an intergovernmental agreement with the City of Chicago Department of Administrative Hearings.

The CEO/President recommends the approval to enter into an intergovernmental agreement with the City of Chicago Department of Administrative Hearings to obtain regular reports from DOAH on building code violation matters affecting properties in the HCV program.

**RESOLUTION NO. 2014-CHA-60**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated June 11, 2014 entitled "AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO DEPARTMENT OF ADMINISTRATIVE HEARINGS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an intergovernmental agreement with the City of Chicago Department of Administrative Hearings (DOAH) to obtain regular reports from DOAH on building code violation matters affecting properties in the HCV program.



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